

# FOR SALE

# INDUSTRIAL



- **RARE FREEHOLD AVAILABLE Q1 2017!**
- Location: established industrial estate, Hanwell
- Heathrow ✈ 5m, Park Royal 6m & Central London 10m
- M4, A4, A3002 & A4020 easily accessible
- Train connections: Boston Manor 🚉 & Hanwell 🚉
- Production/storage, offices & roof terrace. Tenant fitted mezzanine
- Eaves: ground floor 4.3m; 1<sup>st</sup> floor minimum 2.5m
- Private parking within 0.21 acre riverside site
- Estate common areas managed via service charge
- VAT: applicable
- Use: B1 & B2

- Ground Floor: 4,180 ft<sup>2</sup>
- First Floor: 4,177 ft<sup>2</sup>
- Second Floor: 2,861 ft<sup>2</sup>
  
- **Total: 11,218 ft<sup>2</sup> (1,042.16 m<sup>2</sup>)**

- Price: £1,977,000
  
- Rateable value: £70,500
  
- Energy performance rating: under assessment

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